

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE VIRTUAL MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Meeting of the Jersey City Planning Board on the date and time of October 19, 2021 at 5:30 pm.

ADVISORIES

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org.

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice. The Board Chair may change the order in which the agenda items are called.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

If you wish to **participate** during the public comment portion of an agenda item, then you must:

Join the meeting using Zoom: <https://us02web.zoom.us/j/81688734921>

- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak. If you called in, you may use *9 to raise your hand.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 301 715 8592 or +1 312 626 6799, and Webinar ID: **816 8873 4921**

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org. Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at jerseycitynj.gov/planning.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the Jersey City Data Portal.

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business
7. New Business
8. Case: P20-166
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-166-250-254-fairmount-2021/information/>
For: Major Site Plan with Variances
Address: 250-254 Fairmount Ave
Applicant: West Bergen Heights Associates, LLC
Attorney: Thomas Leane, Esq.
Review Planner: Mallory Clark-Sokolov, PP, AICP
Block: 15003 Lot: 20
Zone: NC Neighborhood Commercial
Description: construction of a new four (4) story building with ground floor commercial space and twelve (12) dwelling units
Variances: Rear-yard setback
CARRIED FROM 10/05 REGULAR MEETING WITH PRESERVATION OF NOTICE
9. Case: P20-165
<https://data.jerseycitynj.gov/explore/dataset/p20-165-21-29-van-reipen-avenue/information/>
For: Preliminary and Final Major Site Plan with variances
Address: 21-29 Van Reipen Avenue
Applicant: 29 Van Reipen LLC
Attorney: Charles Harrington, Esq.
Review Planner: Liz Oppen
Block: 7901 Lot: 1+2
Zone: Journal Square 2060 RDP, Zone 4: Neighborhood Mixed Use
Description: Twenty-seven (27) story mixed use building with ground floor retail, two (2) floors of commercial pursuant to the Office Space Bonus of the Journal Square 2060 Redevelopment Plan and 612 dwelling units. Application pursuant to the Homestead Place Extension Bonus.
Variances: Minimum off-street loading spaces (2 required, 1 proposed), setback of garage entry door from building façade (4' required, 0' proposed), off-street loading dimensions, loading space configuration
CARRIED FROM 10/05 REGULAR MEETING WITH PRESERVATION OF NOTICE
10. Review and discussion of Kyle Orlando and Adrienne Baker as Certified Artists. Formal action may be taken
<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-kyle-orlando-and-adrienne-baker-as-certified-artists-fo/information/>
11. Case: P21-102
<https://data.jerseycitynj.gov/explore/dataset/p21-102-342-communipaw-ave/information/>
For: Minor Site Plan with Variances
Address: 342 Communipaw Avenue
Applicant: 342 Communipaw JC LLC
Attorney: Thomas P. Leane
Review Planner: Matt Ward, AICP, PP
Block: 20005 Lot: 12
Zone: Morris Canal Redevelopment Plan
Description: New construction of a four (4) story mixed use building with 1,091 square feet of ground floor retail and three (3) dwelling units. Prior approval granted under P20-108 for seven (7) units.
Variances: Minimum lot size

12. Case: P21-094

<https://data.jerseycitynj.gov/explore/dataset/p21-094-747-grand-st/information/>

For: Minor Site Plan

Address: 747 Grand St

Applicant: Verizon Wireless c/o Kevin R. Jones, Esquire

Attorney: Kevin R. Jones, Esquire

Review Planner: Francisco Espinoza

Block: 18704 Lot: 16

Zone: R-1

Description: Proposed rooftop wireless telecommunications facility on existing building. Proposed antennas will be placed in three (3) separate sectors on rooftop at top heights of 64'-10" AGL. Existing rooftop has top height of 68'-8" (existing generator on penthouse). Permitted as 2nd principal use.

13. Case: P21-096

<https://data.jerseycitynj.gov/explore/dataset/p21-096-150-200-hudson-street/information/>

For: Preliminary Major Subdivision + Final Major Subdivision

Address: 150 & 200 Hudson Street

Applicant: M-C Plaza II & III LLC. c/o Mack-Cali Realty Corp.

Attorney: Charles Harrington

Review Planner: Francisco Espinoza

Block: 11603 Lot: 18 & 19

Zone: Exchange Place North

Description: M-C Plaza II & III LLC proposes to amend the subdivision approved as P18-146 on February 19, 2019 to amend the boundary between (1) Lot 19 in Block 11603 and Lot 18 in Block 11603 and (2) Lot 18 in Block 11603 and Lot 27 in Block 11603, and to create a new Lot 18.02 in Block 11603 from Lot 18 in Block 11603 along its boundary with Lot 27 in Block 11603 in order to correct title and ownership issues associated with the 2019 subdivision.

14. Case: P21-066

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-066-650-grove-st-2021/information/>

For: Final Major Site Plan

Address: 650 Grove Street

Applicant: Newport Associates Development Company

Attorney: Francis X. Regan, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 6101 Lot: 2

Zone: Jersey Avenue Light Rail Redevelopment Plan – High Rise District

Description: Construction of a new ten (10) story, 108 unit structure with ground floor office space and 80 parking spaces. Project utilizes the Landscape Bonus of the plan as approved under a Preliminary Site Plan in December 2020.

15. Case: P21-061

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-061-659-grove-st-2021/information/>

For: Final Major Site Plan

Address: 659 Grove Street

Applicant: Newport Associates Development Company

Attorney: Maria P. Vallejo, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 6002 Lot: 8

Zone: Jersey Avenue Light Rail Redevelopment Plan – High Rise District

Description: Construction of a new ten (10) story mixed-use building with ground floor retail and 139 residential units and 102 parking spaces

16. Memorialization of Resolutions

17. Executive Session, as needed, to discuss litigation, personnel or other matters

18. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD